

Peter Clarke



Bullough, Stourton, Shipston-on-Stour, CV36 5HG

- Detached Bungalow in the Village of Stourton
- Three Bedrooms
- Good Sized Sitting Room
- Kitchen, Bathroom & Shower Room
- Front & Rear Gardens
- Garage & Driveway



£350,000

A three bedroom detached bungalow in the village of Stourton. The bungalow is set back from the road on a good sized plot and requires updating and modernisation. The picturesque village of Stourton is located within the Warwickshire countryside, housing many cottages and houses built of local stone. The village enjoys many pleasant views across open fields. Stourton adjoins the neighbouring village of Cherington where there is a Parish Church and Village Hall. The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a more comprehensive range of shopping, schooling and recreational facilities. Junctions 11 and 15 of the M40 are accessible at Banbury and Warwick respectively.

#### ACCOMMODATION

The front door opens in to an inner hallway which has doors to the garage and shower room. The main door leads into a hallway which has a storage cupboard and door leading off to the bedrooms, bathroom, kitchen and sitting room. The sitting room is a good size and has a hatch through to the kitchen. The kitchen has a unit with stainless steel sink and drainer and two storage cupboards. To the front of the property there is a driveway and front garden and to the rear there is an additional garden.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D.

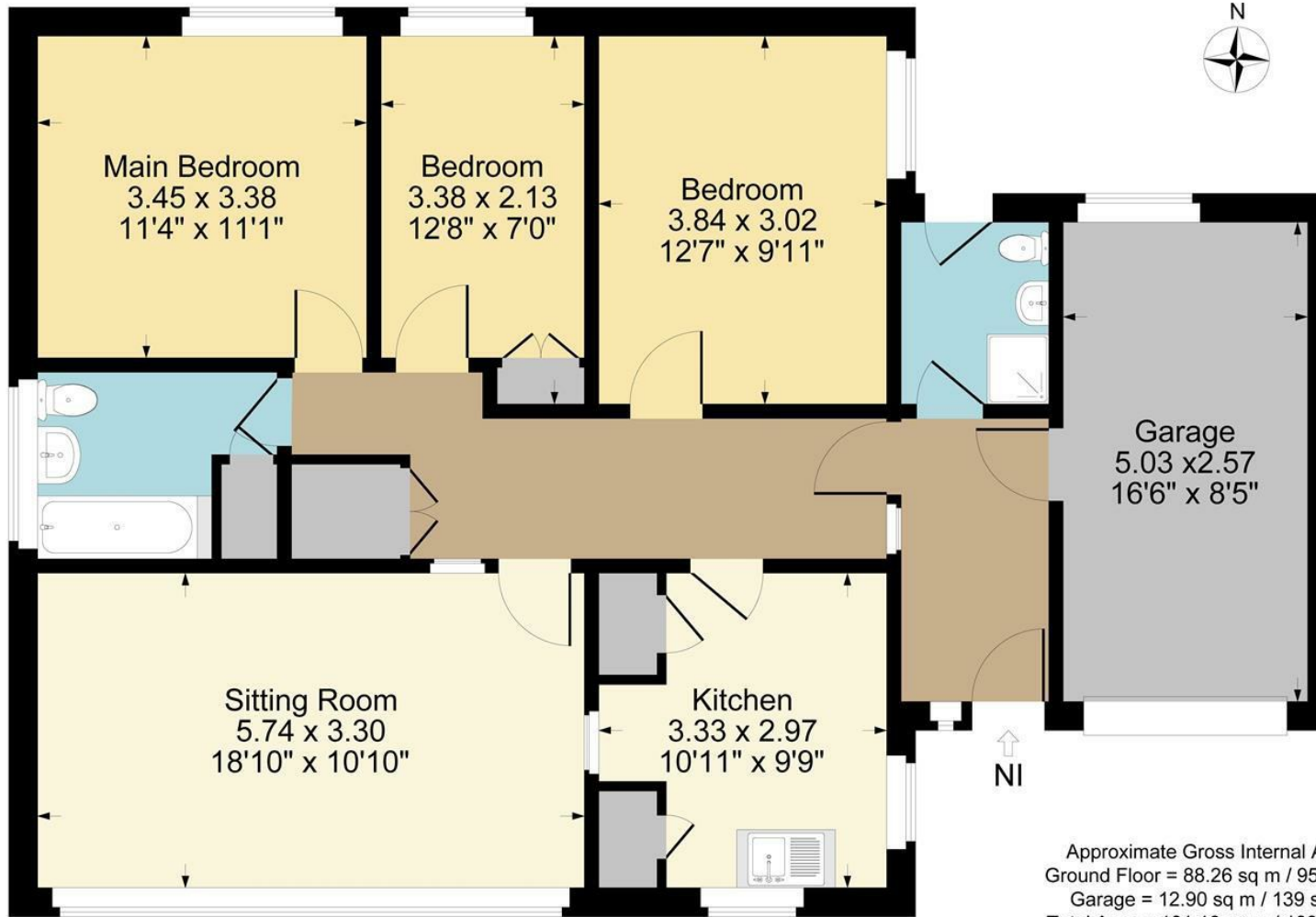
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

REGULATED BY RICS



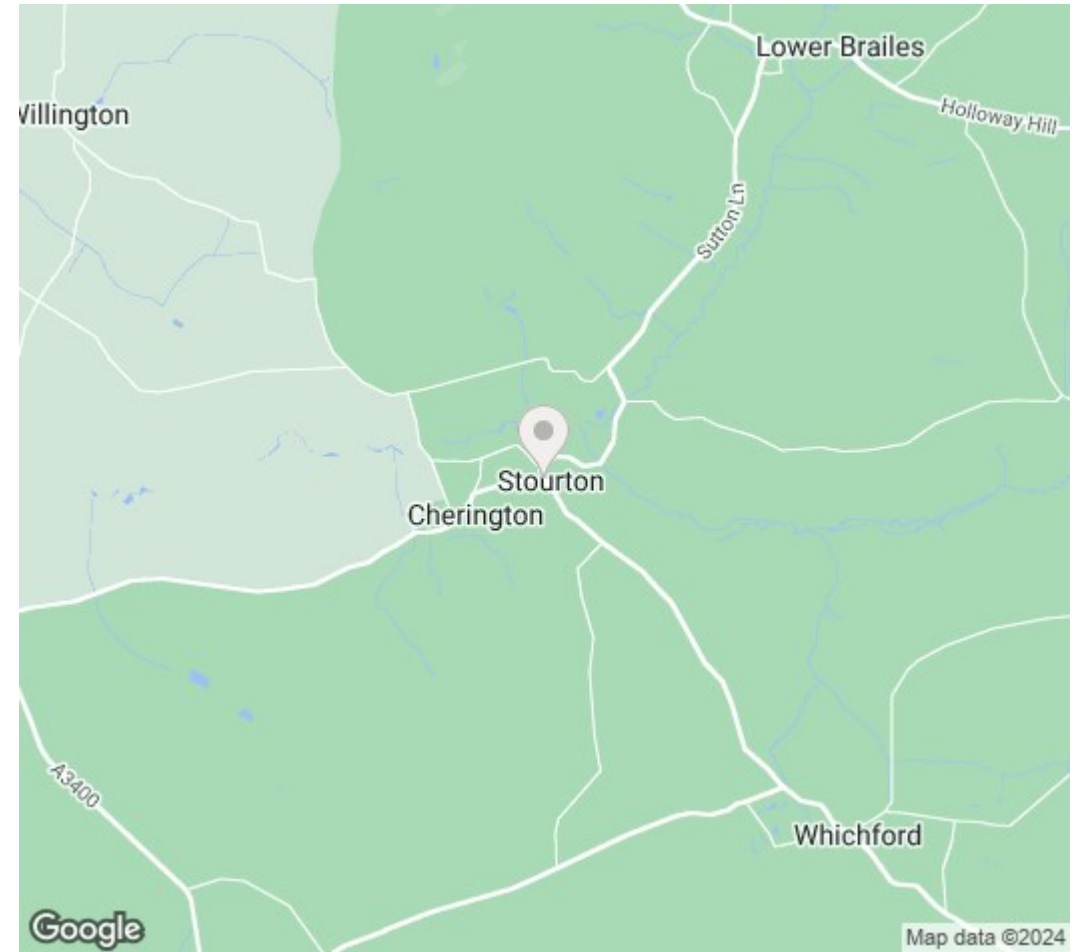
Bullough, Stourton



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 88.26 sq m / 950 sq ft  
Garage = 12.90 sq m / 139 sq ft  
Total Area = 101.16 sq m / 1089 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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